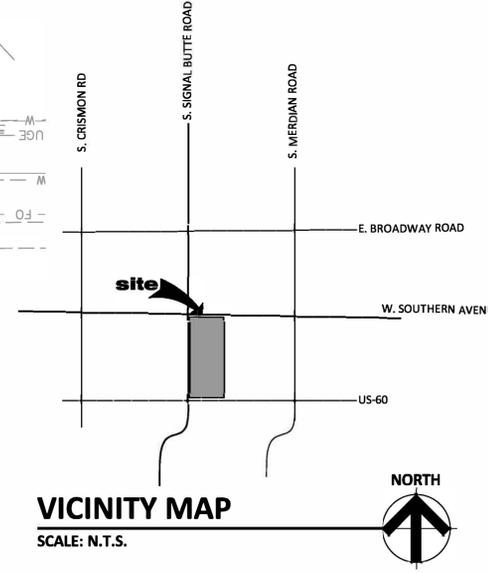
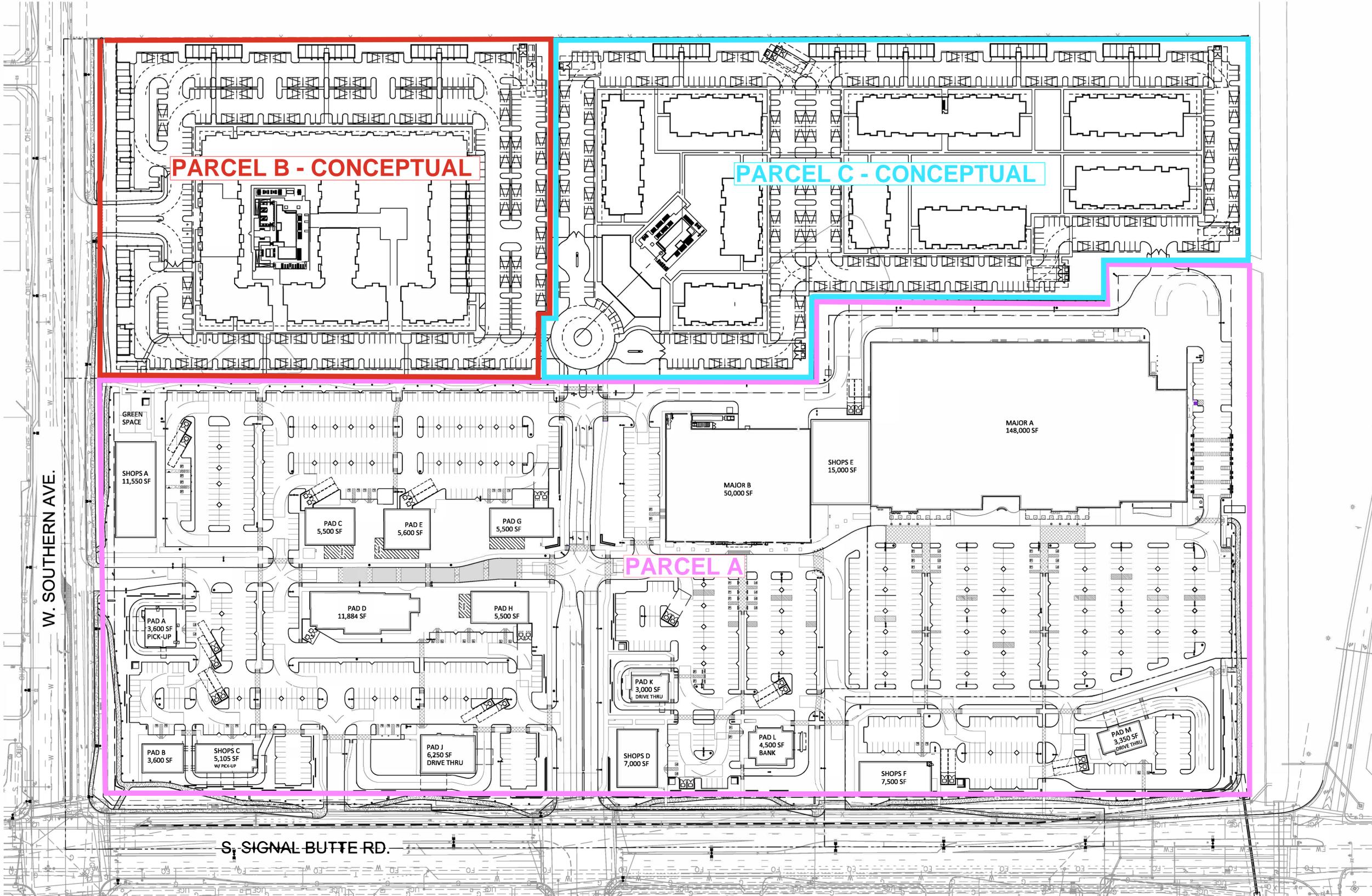


SITE DATA

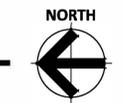
PARCEL NUMBER (APN):	220-82-018A, 220-82-018B, 220-82-018C, 220-82-018D
EXISTING ZONING:	RU#3
PROPOSED ZONING:	LC-PAD
GROSS SITE AREA:	64.5 ACRES (2,812,172 S.F.)
NET SITE AREA:	59.78 ACRES (2,604,134 S.F.)
MAX BUILDING HEIGHT:	30'-0"
PROPOSED BUILDING HEIGHT:	40'-0"
MAXIMUM LOT COVERAGE:	80%
SET BACKS:	
FRONT:	15'-0"
SIDE:	20'-0"
SIDE FREEWAY:	30'-0"
REAR:	20'-0"
BACK ADJ. TO RESIDENTIAL:	25'-0"
CORNER INTERSECTION:	25'-0" RADIUS
TOTAL BUILDING AREA:	302,409 SF
LOT COVERAGE:	79.8%
(1,150,585 S.F. / 1,441,836 S.F.)	
PUBLIC SPACE REQUIRED:	1,512 S.F.
((278,750 S.F. / 1000) * 5)	
PUBLIC SPACE PROVIDED:	7,535+ S.F.
OVERALL PARKING REQUIREMENTS:	
TOTAL PARKING REQUIRED:	1,440 SPACES
TOTAL PARKING PROVIDED:	1,464 SPACES
MAJOR A - 148,000 S.F.:	395 SPACES
MAJOR B - 50,000 S.F.:	134 SPACES
SHOPS A - 11,550 S.F.:	30 SPACES
SHOPS C - 5,105 S.F.:	46 SPACES
SHOPS D - 7,000 S.F.:	69 SPACES
SHOPS E - 15,000 S.F.:	40 SPACES
SHOPS F - 7,500 S.F.:	76 SPACES
PAD A - 3,600 S.F.:	36 SPACES
PAD B - 3,600 S.F.:	8 SPACES
PAD C - 5,500 S.F.:	79 SPACES
PAD D - 10,900 S.F.:	151 SPACES
PAD E - 5,600 S.F.:	82 SPACES
PAD G - 5,500 S.F.:	79 SPACES
PAD H - 5,500 S.F.:	77 SPACES
PAD J - 6,250 S.F.:	63 SPACES
PAD K - 3,000 S.F.:	30 SPACES
PAD L - 4,500 S.F.:	12 SPACES
PAD M - 3,350 S.F.:	33 SPACES
PARKING CODE REFERENCE:	
RETAIL:	1 SPACE PER 375 S.F.
RESTAURANT (NO DRIVE THRU):	1 PER 75 S.F. INDOOR
RESTAURANT (DRIVE THRU):	1 PER 200 S.F. OUTDOOR
	1 PER 100 S.F. INDOOR
	1 PER 200 S.F. OUTDOOR

LOT AREAS	
LOT 1	143,017 SF (NET AREA) / 3.28 ACRES
	172,035 SF (GROSS AREA) / 3.94 ACRES
LOT 2	464,152 SF (NET AREA) / 10.65 ACRES
	466,512 SF (GROSS AREA) / 10.71 ACRES
LOT 3	960,841 SF (NET AREA) / 22.06 ACRES
	1,099,713 SF (GROSS AREA) / 25.25 ACRES
LOT 4	454,467 SF (NET AREA) / 10.43 ACRES
	492,275 SF (GROSS AREA) / 11.30 ACRES
LOT 5	581,637 SF (NET AREA) / 13.35 ACRES
	581,637 SF (GROSS AREA) / 13.35 ACRES

BICYCLE PARKING CALCULATIONS:	
1 BICYCLE SPACE PER 10 ON-SITE PARKING SPACES	
1 BICYCLE SPACE PER 20 ON-SITE PARKING SPACES	
(AFTER 50 BICYCLE SPACES HAVE BEEN PROVIDED)	



FINAL SITE PLAN
SCALE: 1" = 80'-0"



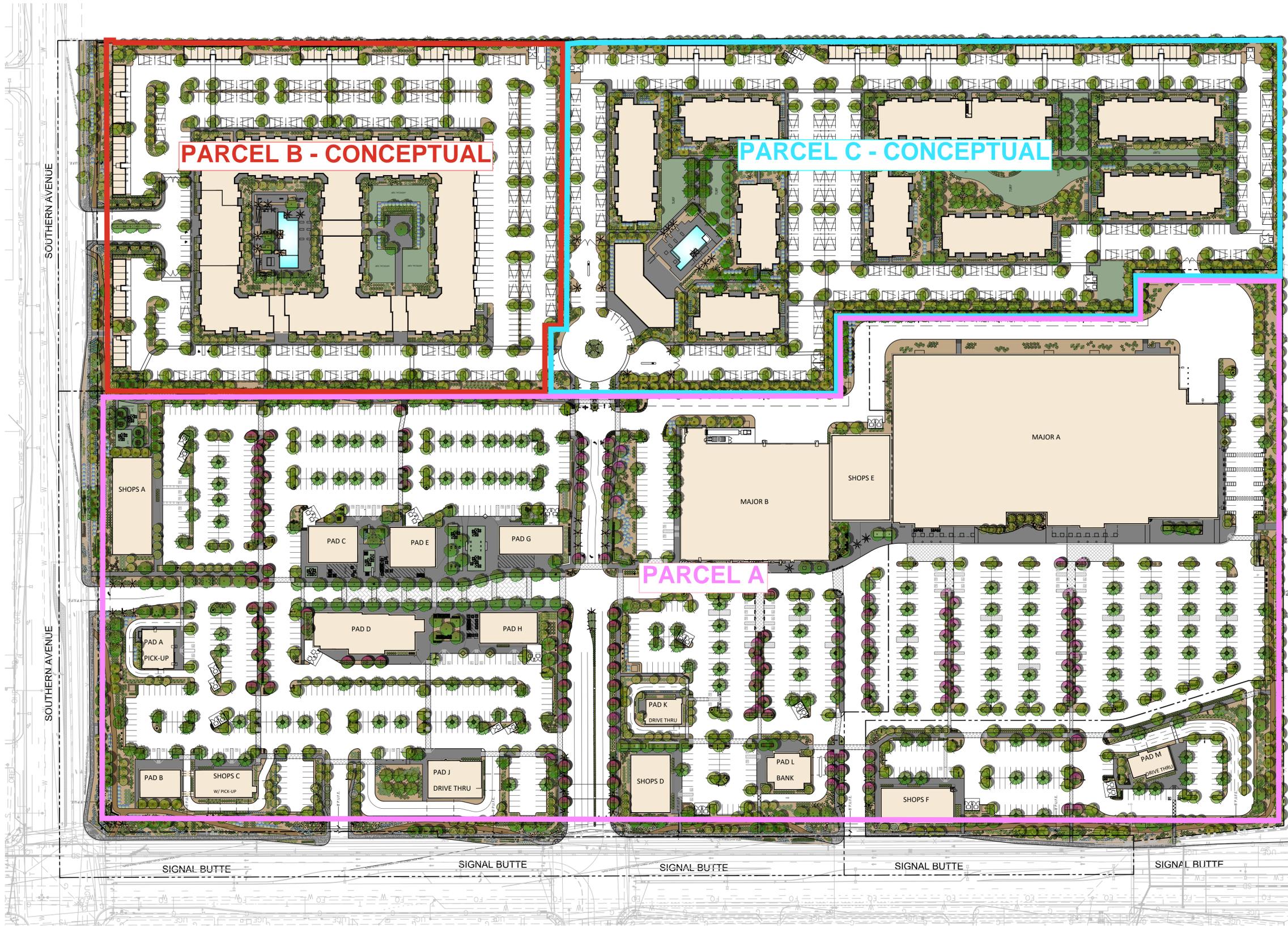
MEDINA STATION
SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE
MESA, ARIZONA
DATE: 11-27-2024 (FINAL)

MSP-1
RCAA#24082.50

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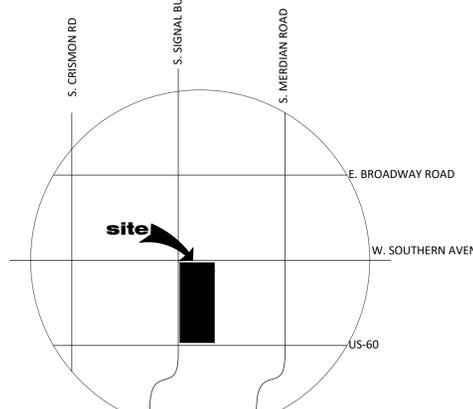
VICINITY MAP
SCALE: N.T.S.





LANDSCAPE LEGEND

	TREES		ACCENTS
	PROSOPIS HYBRID 'PHOENIX'		RUELLIA EQUISTIFORMIS
	PHOENIX THORNLESS MESQUITE		CORAL FOUNTAIN
	24" BOX		5 GALLON
	PISTACIA X		HESPERALOE PARVIFLORA
	RED PUSH PISTACHE		RED YUCCA
	36" BOX		5 GALLON
	PROSOPIS 'PHOENIX'		HESPERALOE PERPA
	PHOENIX THORNLESS MESQUITE		BRAKE LIGHT RED YUCCA
	36" BOX		5 GALLON
	QUERCUS VIRGINIANA		MUHLENBERGIA CAPILLARIS
	LIVE OAK		PINK MUHLYDEER GRASS
	36" BOX (MATCHING HI-CANOPY)		5 GALLON (QTY. XXX)
	QUERCUS VIRGINIANA		YUCCA RECURVIFOLIA
	LIVE OAK		SOFT LEAF YUCCA
	24" BOX (MATCHING HI-CANOPY)		5 GALLON
	PHOENIX DACTYLIFERA		ECHINOCACTUS GRUSONII
	DATE PAL (MATCHING)		GOLDEN BARREL CACTUS
	20" T.F. DIAMOND CUT, STRAIGHT,		10" ROUND (MATCHING)
	NO AERIAL ROOTS SHOWING.		AGAVE DESMETIANA
	ACACIA ANEURA		SMOOTH AGAVE
	MULLGA (SRP/APS APPROVED)		5 GALLON
	24" BOX (MATCHING)		DASYLIRION LONGISSIMA
	CAESALPINIA CACALACO		TOOTHLESS DESERT SPOON
	'SMOOTHIE' CASCALOTE		5 GALLON
	24" BOX (MATCHING)		HESPERALOE PERPA 'STOPLIGHTS'
	FRAXINUS VELLUTINA 'FAN-TEX'		STOP LIGHTS RED YUCCA
	FAN-TEX ASH		1 GALLON
	24" BOX (MATCHING)		PACHYCYRERUS MARGINATUS
	LARGE SHRUBS		MEXICAN FENCE POST
	TECOMA 'ORANGE JUBILEE'		3-STALK GROUPING (2.5', 2', 1'TALL)
	ORANGE JUBILEE		GROUND COVER
	5 GALLON		LANTANA X 'NEW GOLD'
	HESPERALOE FUNIFERA		'NEW GOLD'
	LITTLE GIANT (CIVANO)		1 GALLON
	15 GALLON		LANTANA MONTEVIDENSIS
	CAESALPINIA MEXICANA		TRAILING PURPLE
	MEXICAN BIRD OF PARADISE		1 GALLON
	MEDIUM SHRUBS		EREMOPHILA GLABRA
	EREMOPHILA MACULATA		'MINGENW GOLD'
	VALENTINE EMU BUSH		5 GALLON
	5 GALLON		ROSEMARINUS PROSTRATA
	LEUCOPHYLLUM LANGMANIAE		TRAILING ROSMARY
	'LYNN'S LEGACY'		5 GALLON
	5 GALLON		INERT MATERIALS
	VINES		1/2" SCREENED ROCK PROS CARMEL
	TECOMA STANS		DECOMPOSED GRANITE
	YELLOW BELLS		2" DEPTH IN ALL LANDSCAPE AREAS
	5 GALLON		3'-8" COBBLE (ROCK PROS CARMEL)
			DECOMPOSED GRANITE
			8" DEPTH IN ALL LANDSCAPE AREAS
			CBL
			3x3x3" SURFACE SELECT
			GRANITE BOULDER (BURY 1/3)
			MINIMUM 2000lbs EACH
			(AT)
			ARTIFICIAL TURF
			OWNER'S SELECTION
			INSTALL PER MANUFACTURER



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LANDSCAPE PLAN
 SCALE: 1"=80'-00"
 NORTH

MEDINA STATION
 SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE
 MESA, ARIZONA
 DATE: 12.02.24 (PRELIMINARY)

La.00
 RKA#24082.50

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